

PROFFERS
GEORGE TSENTAS
RZ-2011-LE-0007
SEPTEMBER 12, 2011

Pursuant to Section 15.2-2303 (a), Code of Virginia, 1950 as amended, George Tsentas, the Applicant in **RZ-2011-LE-0007**, filed for rezoning of property identified as Tax Map 081-2-03-0026. (hereinafter referred to as the "Application Property") and proffers for himself, his successors, and assigns the following, provided the Board of Supervisors (hereinafter referred to as the "Board") approves the requested rezoning application. If the rezoning application is denied, or if a court of law overturns the rezoning request/approval, then these proffers shall be null and void and without effect.

1. **Rezoning Application:** Applicant has applied to rezone this property from I-1 District to the I-4 District for him to utilize the property as a "Contractor's Office" as described in the subject rezoning application and on the Generalized Development Plan (GDP) Part Lot 28, OAKWOOD (5520 Oakwood Drive), Lee District, Fairfax County, Virginia, prepared by R.C. Fields Jr. and Associates, PC, dated 13 August, 2010, with revisions. As part of the approval with the rezoning, Applicant shall obtain all required building permits and inspections as required and obtain a Non-Residential Use Permit (Non-RUP).
2. **Permitted Use for the Property:** Permitted uses of the property shall be limited to a Contractor's office.
3. **Site Development:** The Applicant shall the utilize the existing building and parking that is on the property and detailed on the Generalized Development Plan on Part of Lot 26 OAKWOOD (5520 Oakwood Road), Lee District Fairfax County, Virginia dated 13, August, 2010 and Prepared by R.C. Fields, Jr. and Associates, a professional corporation.

4. **Transportation and Traffic Issues:** Prior to the issuance of the Non-Residential Use Permit (Non-RUP) the Applicant shall dedicate and convey, in fee simple, the right-of-way as generally shown on the GDP.
5. **Subsequent Minor Modifications.** The applicant also requests that per the Zoning Ordinance that he be allowed to make minor modifications to his GDP/Rezoning Plat (see Paragraph 4, Section 18-403, Zoning Ordinance) and that these proffers incorporate such authority as is permitted for the Zoning Administrator to allow for such minor modifications.
6. **Stormwater Management ("SWM") and Best Management Practices (BMP") Facilities.** SWM and BMP facilities shall be provided on-site in accordance with the Public Facilities Manual unless waived. If waived, rain barrels shall be strategically placed to capture the maximum amount of roof stormwater runoff at the building located on the Property.
7. **Successors and Assigns:** These proffers will bind and inure to the benefit of the Applicant and his successors and assigns.
8. **Counterparts:** These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but on in the same instrument.

APPLICANT/TITLE OWNER:

GEORGE TSENTAS

DATE _____